

Appendix C

Rural Components of Saddle Crest Homes

RURAL COMPONENTS OF SADDLE CREST HOMES

A stated goal of the Foothill/Trabuco Specific Plan ("F/TSP") is to preserve the rural character of the area and provide a buffer between urban development and the Cleveland National Forest.

Saddle Crest Homes is a 113-acre parcel of land, located in a transitional area of existing urban development and the Cleveland National Forest.

The Area Plan prepared for the project describes the objective of developing a community that is consistent with the goals of the F/TSP, including the preservation of rural character with a significant buffer between urban development and the Cleveland National Forest. This document further describes rural components that will be typified in the Saddle Crest Homes development.

I. STREETSCAPE AND SITE PLANNING

- A. Street pavement width varies depending on single- or double-loaded condition and is the minimum permissible by County and Orange County Fire Authority standards. (F/TSP, p. IV-5, C3.0a(2), p. III-53, 8.8m(4))
- B. Parking is located on one side of the street for single-loaded streets, and both sides of the street for double-loaded streets. (F/TSP, p. IV-5, C3.0a(2), p. III-53, 8.8m(4))
- C. No sidewalks are proposed. (F/TSP, p. IV-10, D3.0)
- D. Rolled curbs are used in place of standard concrete curb and gutter (except at the main entry, where standard curbs will be used to control drainage). (F/TSP, p. IV-10, D2.0)
- E. Walls in front yard areas are made of natural-like materials and/or colors, and are low in height. (F/TSP, p. IV-14, E1.0f(4), and (2))
- F. Informal and irregular groupings of street trees and other landscape elements within street parkways and common areas. (F/TSP – pertinent to spirit and intent of Development and Design Guidelines, Section D Streetscape, pp. IV-10-11)
- G. Select tall canopy trees for visual enclosure, presence and seasonal color.
- H. Common area slope landscaping includes native species. (F/TSP, p. IV-16, F1.0a(a))
- I. Front yard and street parkway landscaping includes native species. (F/TSP, p. IV-16, F1.0(a))

- J. Variation in length and design of driveways. (F/TSP, p. IV-7, C3.0(f))
- K. Variable/undulating garage setbacks and orientations, including front-on and side-on garages with motor courts. (F/TSP, p. IV-7 C3.0(f), p. IV-10, D4.0(a))
- L. Variety of house floor plans, building footprint articulation and orientations. (F/TSP, p. IV-7, C3.0(f), p. IV-10, D4.0(a))
- M. Variable front yard setbacks to main house portion of structure. (F/TSP, p. IV-7, C3.0(f))
- N. Wide lot frontages of variable width. (F/TSP, p. IV-7, C3.0(g))
- O. Variation in the vertical and horizontal alignment of streets (curvilinear, winding streets with grade elevation changes). (F/TSP, p. IV-5, C3.0a(2))

II. COMMUNITY-WIDE BEYOND STREETSCAPE

- A. Ample common area slopes created by terracing of residential areas respond to the natural terrain and soften the project aesthetic by creating internal open spaces and landscaped pockets between pods of homes.
- B. Areas of accent landscaping are featured on slopes and flat areas adjacent to the main project roadway.
- C. Side slope and street tree plantings in select areas provide for visible canopies above rooflines.
- D. Enhanced landscaping is provided on slopes adjacent to Santiago Canyon Road, project entry area, and entry road. (F/TSP – Scenic Roadway Corridor considerations, p. II-3, section C5.2)
- E. Landscape elements are blended as they transition from natural terrain to manufactured slopes, including the landscape buffer zone adjacent to wildlife corridor.
- F. Community-wide landscape provides visual enhancement through perimeter and interior plantings, and provides filtered views of the community from surrounding areas.
- G. Bench drains are naturalized through the use colored concrete and landscape screening. (F/TSP, p. IV-4, C2.0(b))

- H. Retaining walls and loffel walls adjacent to public roadways are designed to minimize their visual impact through the use of natural-type colors and landscape screening planted at the base of the walls.
(F/TSP, p. IV-4, C2.0(b))

III. LAND USE PLANNING COMPONENTS

- A. Clustering of homes preserves more unfragmented open space and related resources.
(Furtheres F/TSP goal of preserving the rural character of the area by buffering between urban development and the Cleveland National Forest)
- B. Preservation of the F/TSP-designated wildlife corridor.
(F/TSP, p. II-10, section C2.0)
- C. Preservation of large natural drainage course (F/TSP-designated major streambed).
(F/TSP, p. II-19, section C4.0, p. IV-3, C2.0(a))
- D. Roadways, drainage and other necessary public improvements are designed to minimize impacts on individual oaks and sycamore trees and oak woodlands.
Alignments of these facilities should minimize adverse effects upon existing trees or groves. (F/TSP, p IV-9, C3.0(i))

IV. ARCHITECTURE

The residential architecture of the Saddle Crest Homes project will create a proper sense of place and identity as a community. At the same time, architecture will be consistent with the rural character and natural surroundings of the Foothill/Trabuco hill and canyon area.

The residential architecture of the Saddle Crest Homes project will attempt to:

- Provide a basis for a unified community theme, but also promote interest and character and avoidance of monotony through a variety of architectural styles, materials, colors, and textures.

This can be achieved in part through the use of exterior building materials and color schemes that blend with the natural landscape and rural character of the area. Natural, indigenous materials found in the Foothill/Trabuco area (plant materials, rocks, soils) can be used as the basis for selecting colors, textures and materials for residential construction.

- Be sensitive to the scale of the public and pedestrian realm of the neighborhood streetscape.

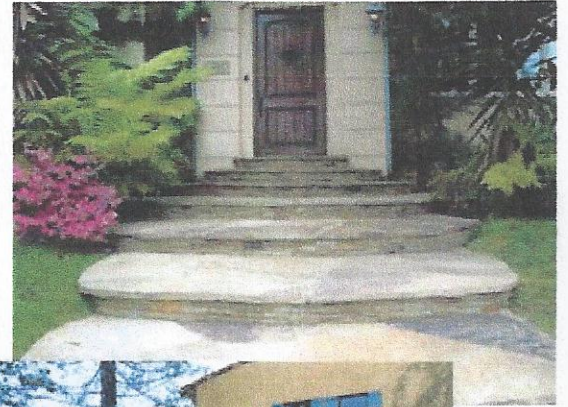
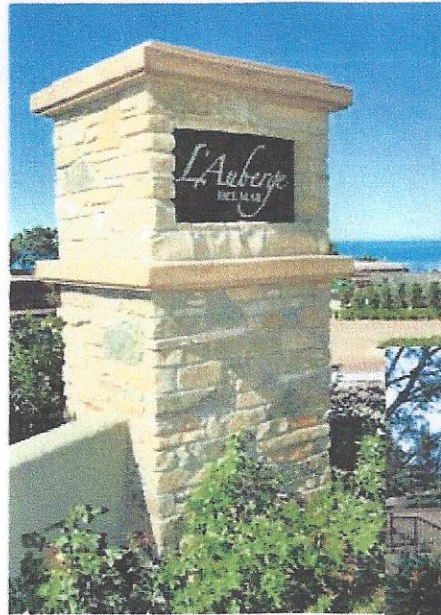
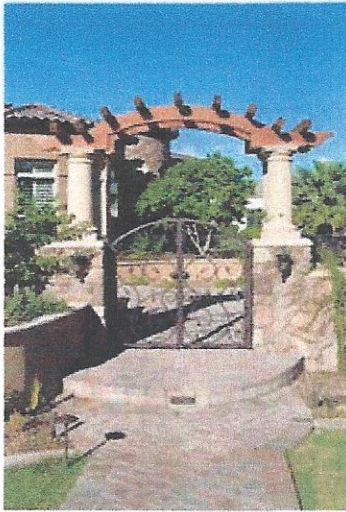
- Feature a variety of floor plans, building articulation and orientations, and garage types, with variable setbacks to garages and the main house portion of structures.
- Integrate with and create a harmonious blend with surrounding community elements, including front yard area landscaping and hardscape, streetscape/parkways, common area landscaping, other community elements, and the natural elements and landscape within open spaces outside the community.

V. SIGNAGE AND LIGHTING

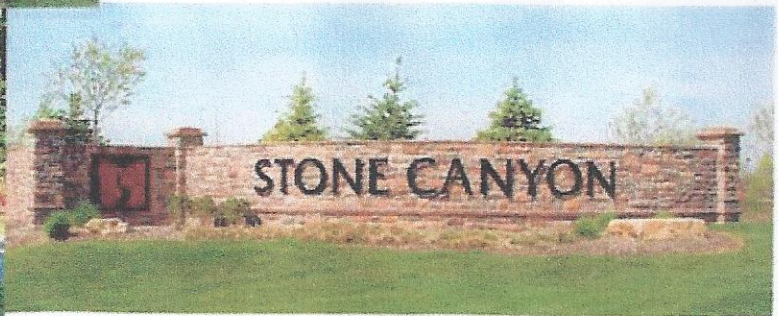
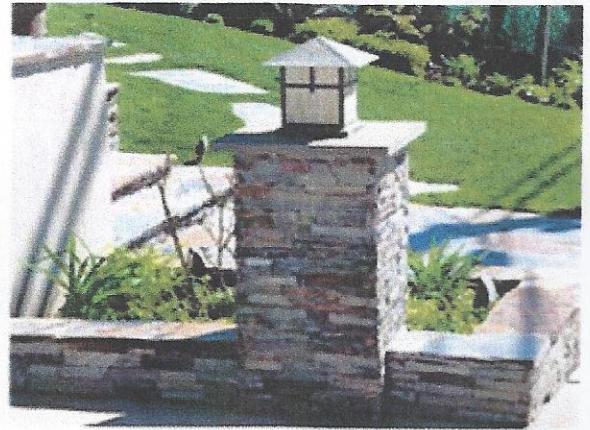
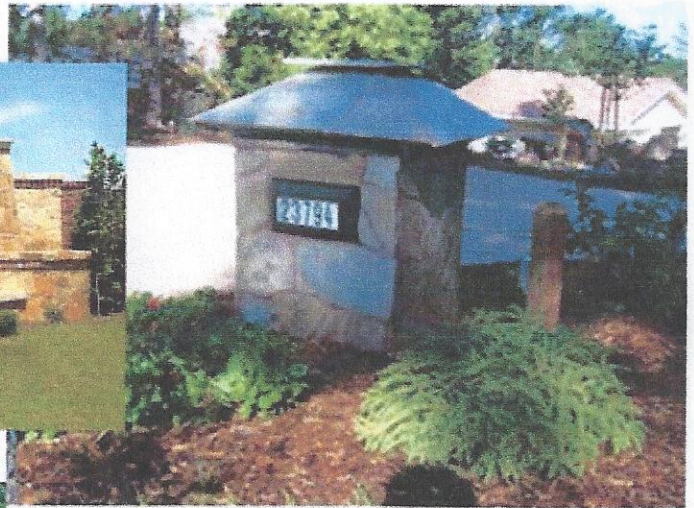
- A. Entry monument signs and community directional signs which may be located at the entrances to residential projects, as well as community directional signs should be coordinated in terms of size, quantity and location so that visual conflicts do not occur. (F/TSP, p. IV-14, E1.0g(1))
- B. All signs (other than standard, County-required street signs) should be constructed of natural-type materials and should be harmonious with the rural character of the area. (F/TSP, p. IV-14, E1.0g(2))
- C. All signs (other than standard, County-required street signs) should be illuminated through shielded exterior lighting only. (F/TSP, p. IV-14, E1.0g(3))
- D. All exterior lighting should be shielded in order to minimize light and glare off-site. (F/TSP, p. IV-14, E1.0g(4))



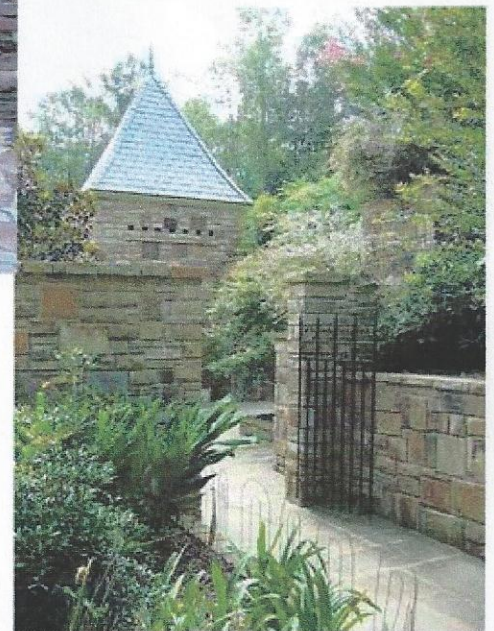
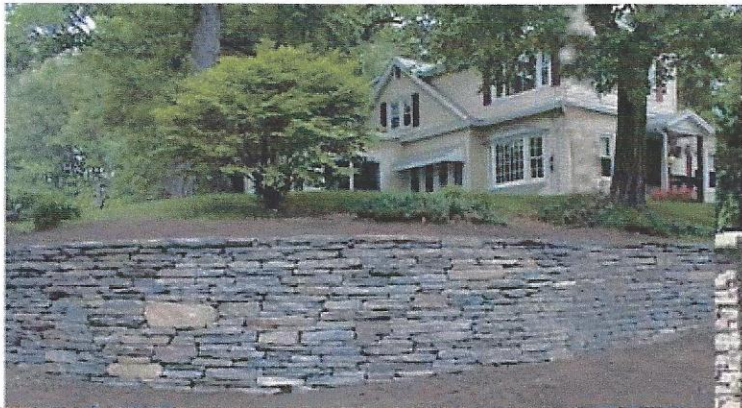
RURAL CHARACTER – Streetscape and Site Planning Components
Saddle Crest Homes



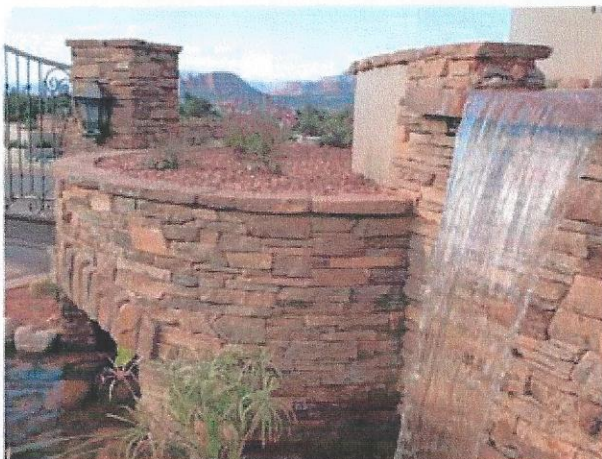
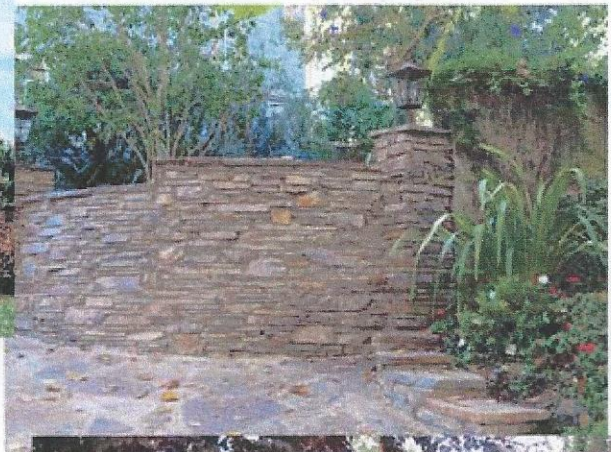
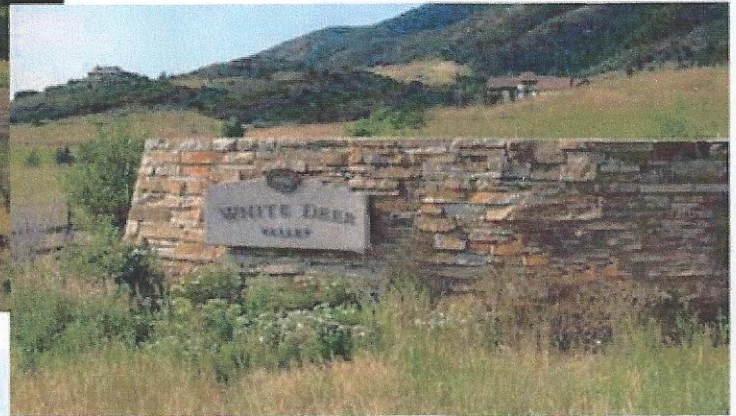
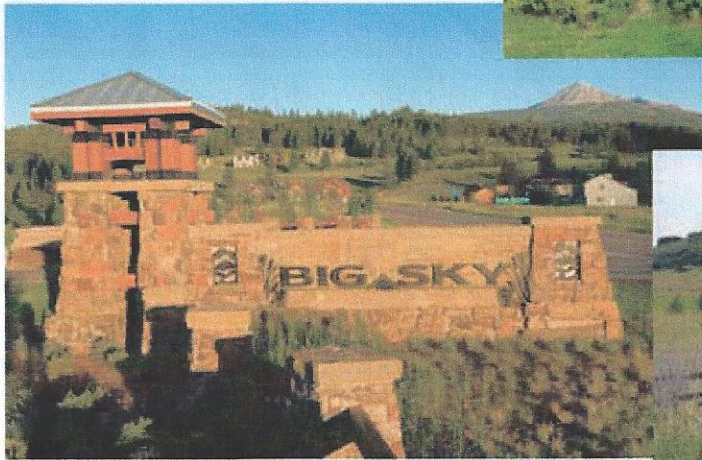
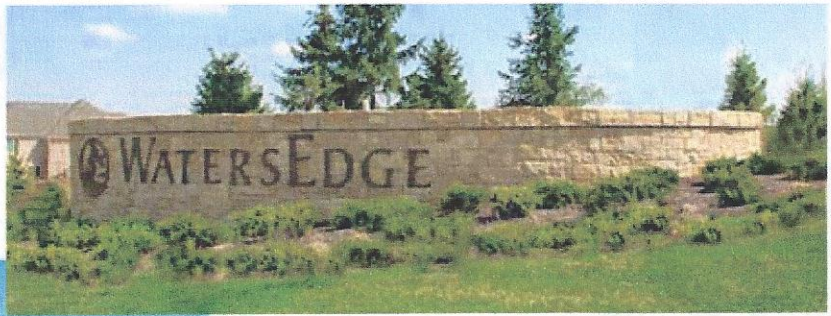
RURAL CHARACTER IMAGES
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